

CITY OF VANCOUVERREGULAR COUNCIL MEETING

A Regular Meeting of the Council of the City of Vancouver was held on Tuesday, November 7, 1978, in the Council Chamber, commencing at 2:00 p.m.

PRESENT: Aldermen Bellamy, Brown, Ford, Gerard,
Gibson, Kennedy, Marzari,
Puil and Rankin

ABSENT: Mayor Volrich (Civic Business)
Alderman Harcourt (Civic Business)

CLERK TO THE COUNCIL: R. Henry

The Mayor and Deputy Mayor not being present, the Clerk called the meeting to order and asked that a Chairman be chosen to act as Presiding Officer.

MOVED by Ald. Bellamy,
SECONDED by Ald. Brown,

THAT Alderman Rankin be appointed Presiding Officer in the absence of the Mayor and Deputy Mayor.

- CARRIED UNANIMOUSLY

Alderman Rankin assumed the Chair.

PRAYER

The proceedings in the Council Chamber were opened with prayer offered by the Civic Chaplain, the Reverend John Opmeer of Hope Reform Church, Vancouver.

ACKNOWLEDGMENT

The Presiding Officer acknowledged the presence in the Council Chamber of Grade 6 students participating in the Enrichment Program at Queen Elizabeth School, under the direction of Ms. Sheila Herman.

'IN CAMERA' MEETING

The Council was advised there were no matters to be considered 'In Camera' later this day.

ADOPTION OF MINUTES

MOVED by Ald. Bellamy
SECONDED by Ald. Brown

THAT the Minutes of the following meetings be adopted:

Regular Council (including 'In Camera') - October 31, 1978
Special Council (Public Hearing) - October 31, 1978

- CARRIED UNANIMOUSLY

COMMITTEE OF THE WHOLE

MOVED by Ald. Brown
SECONDED by Ald. Bellamy

THAT this Council resolve itself into Committee of the Whole, Alderman Rankin in the Chair.

- CARRIED UNANIMOUSLY

UNFINISHED BUSINESS

1. The 44 - Budget for 1979

Council on October 31, 1978, deferred the above clause of the report of the Community Services Committee dated October 19, 1978, pending receipt of further information on the ventilation costs set out in the budget.

Before Council this day was a report from the City Manager dated November 6, 1978, in which the Director of Civic Buildings gave additional information on the ventilation costs.

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UNFINISHED BUSINESS (Cont'd)

The 44 - Budget for 1979 (Cont'd)

MOVED by Ald. Brown,

THAT the following recommendations of the Standing Committee on Community Services be approved:

- "A. THAT the 1979 budget for The 44 be approved as detailed in the Manager's report dated October 13, 1978, and the amount of \$132,458 be approved in advance of the 1979 operating budget as the City's share of operating and management costs in 1979.
- B. THAT the Director of Social Planning present the remainder of the budget (\$302,175) to the Deputy Minister of Human Resources for approval.
- C. THAT City Council recommend that the Director of Personnel Services review the position of Clerk II and Doorman for proposed reclassification effective to January 1st, 1979.";

FURTHER THAT the report of the City Manager dated November 6, 1978, be received for information.

- CARRIED UNANIMOUSLY

COMMUNICATIONS OR PETITIONS

1. Change of Street Lighting on Skeena Street from Cambridge to Dundas Streets

Council noted a request from Mrs. Rose Cheney to address Council this day when the report of the City Manager to change street lighting on Skeena Street from Cambridge to Dundas is before it.

MOVED by Ald. Bellamy,

THAT Mrs. Cheney's request be approved and representation be heard from her when the report is before Council later this day.

- CARRIED UNANIMOUSLY

2. D.P.A. - 4676 Yew Street

Council noted a letter dated November 2, 1978, from Mr. P.J. Barnett, Quilchena Estates, requesting to appear before Council to appeal the decision of the Director of Planning on his development permit application for 4676 Yew Street.

The City Clerk noted that it is anticipated a report from the Director of Planning on this matter will be before Council in December.

The City Manager advised that this matter should be dealt with by the Board of Variance as it involves the refusal of a Development Permit by the Director of Planning.

MOVED by Ald. Puil

THAT Mr. P.J. Barnett be advised that it be more appropriate for him to appeal the decision of the Director of Planning on his Development Permit application, before the Board of Variance.

- CARRIED UNANIMOUSLY

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COMMUNICATIONS OR PETITIONS (cont'd)

3. Cancellation of Council Meeting
December 19, 1978

In a memorandum dated November 3, 1978, the Mayor recommended that the Council meeting scheduled for December 19, 1978, be cancelled as there are Council meetings scheduled for November 21, 28, December 5 and 12, 1978.

MOVED by Ald. Kennedy,

THAT the recommendation of the Mayor be approved, and therefore, the Council meeting scheduled for December 19, 1978, be cancelled.

- CARRIED UNANIMOUSLY

4. Publishing of Candidates' Names -
Civic Election, November 15, 1978

The Council noted the following memorandum dated November 3, 1978, from Mr. R. Henry, Returning Officer:

"As Returning Officer I am required by the Charter to publish in two issues of a daily newspaper the names of every candidate validly nominated for the forthcoming Civic election and because of the current newspaper strike this is not possible.

Section 3 (2) of the Charter states that if conditions prevailing at that time make it impossible to comply with the requirement then Council has the power to determine an alternative procedure, and any notice given in accordance with that procedure shall for all purposes be an effective and valid notice.

Because of time constraints I have already made arrangements to publish the list of candidates in a large number of area and ethnic newspapers and the Vancouver Express. I have also arranged to have the lists posted in community centres and libraries throughout the City.

I therefore RECOMMEND as Returning Officer that Council approve of this procedure as an effective and valid notice in accordance with the requirements of the Vancouver Charter."

MOVED by Ald. Gibson,

THAT the foregoing recommendation of the Returning Officer be approved.

- CARRIED UNANIMOUSLY

5. Task Force Report on Accreditation

In a letter dated November 6, 1978, the Canadian Union of Public Employees, Local 1004, suggested that due to the Civic Elections this year, consideration of the Task Force's report on Accreditation of all municipal employers in the Greater Vancouver Regional District be deferred to the first meeting of Council in January, 1979.

In a footnote, the City Clerk advised that C.U.P.E. also requested that the Manager's report on Job Evaluation Agreement - Proposed Termination, be deferred for consideration at the same meeting of Council as the Accreditation report.

It was also noted that the V.M.R.E.U. concurs with the request of C.U.P.E. with respect to the report on Accreditation.

cont'd....

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COMMUNICATIONS OR PETITIONS (cont'd)

Task Force Report on Accreditation
(cont'd)

MOVED by Ald. Gerard,

THAT the request from the Canadian Union of Public Employees, Local 1004, to table consideration of the Task Force's report on Accreditation and the City Manager's report on Job Evaluation Agreement - Proposed Termination, be not approved, and therefore, this matter be placed on the Council agenda for November 21, 1978, as originally scheduled.

- CARRIED

(Alderman Rankin opposed)

CITY MANAGER'S AND OTHER REPORTS

A. MANAGER'S GENERAL REPORT
NOVEMBER 3, 1978

Works & Utility Matters
(November 3, 1978)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Change of Street Lighting on Skeena Street
from Cambridge to Dundas Streets
- Cl. 2: Tender - Supply and Delivery of Mineral Aggregates
- Cl. 3: Local Improvements by 'Petition' and on
'Special Grounds'

Change of Street Lighting on Skeena Street
from Cambridge to Dundas Streets
(Clause 1)

Earlier this day Council agreed to hear representation from Mrs. Rose Cheney when this item was before it.

Mrs. Cheney addressed Council and referred to a letter of October 9, 1978 previously circulated to Council. In this letter Mrs. Cheney, on behalf of the residents, objected to the change in street lighting on this section of Skeena Street. She stated that the replacement lights have lower wattage and, therefore, affected residents' safety in this area.

MOVED by Ald. Bellamy

THAT further consideration of this matter be deferred to permit the City Engineer to report on the feasibility and cost of increasing the voltage and wattage in the new lights on this section of Skeena Street.

- CARRIED

(Ald. Kennedy and Puil opposed)

Tender - Supply and Delivery
of Mineral Aggregates
(Clause 2)

MOVED by Ald. Brown

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Works & Utility Matters (Cont'd)

Local Improvements by "Petition"
and on "Special Grounds"
(Clause 3)

MOVED by Ald. Marzari

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Building & Planning Matters
(November 3, 1978)

The Council considered this report which contains three clauses identified as follows:

- Cl. 1: Rezoning Application - 3655 West 10th Avenue
(Gordon Import Autos Limited)
- Cl. 2: Kensington N.I.P. - Tecumseh School Annex
Grounds Improvements
- Cl. 3: Riley Park N.I.P. - Cartier Park and C.N.I.B.
Improvements

Rezoning Application - 3655 West
10th Avenue (Gordon Import Autos Limited)
(Clause 1)

MOVED by Ald. Brown

THAT this application be not approved.

- LOST

(Ald. Bellamy, Ford, Gerard, Gibson, Kennedy,
Marzari, Puil and Rankin opposed)

MOVED by Ald. Gerard

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Kensington N.I.P. - Tecumseh School Annex
Grounds Improvements.
(Clause 2)

MOVED by Ald. Bellamy

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Riley Park N.I.P. - Cartier Park
and C.N.I.B. Improvements
(Clause 3)

MOVED by Ald. Gibson

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Regular Council, November 7, 1978. 6.

CITY MANAGER'S & OTHER REPORTS (Cont'd)

Finance Matters
(November 3, 1978)

Fire Department -
Apparatus Replacement Program.
(Clause 1)

MOVED by Ald. Bellamy

THAT this report of the City Manager be received for information.

- CARRIED UNANIMOUSLY

Personnel Matters
(November 3, 1978)

The Council considered this report which contains two clauses, identified as follows:

- Cl. 1. Statutory Holidays - Christmas Day & Boxing Day.
- Cl. 2. Recruitment Program - Vancouver Police Department.

Statutory Holidays -
Christmas Day & Boxing Day
(Clause 1)

MOVED by Ald. Brown

THAT the recommendation of the City Manager, as contained in this clause, be approved.

- CARRIED UNANIMOUSLY

Recruitment Program -
Vancouver Police Department
(Clause 2)

Inspector Starek answered questions from Council on this matter.

MOVED by Ald. Brown

THAT this clause in the report be received for information.

- CARRIED UNANIMOUSLY

Property Matters
(November 3, 1978)

The Council considered this report which contains four clauses identified as follows:

- Cl. 1: Request by Purchasers to Defer Payment - Three Lots - S/E Marine Drive and Poplar
- Cl. 2: Sale of City Lands - N/W Corner Williams and Skeena Streets
- Cl. 3: Establishment of Land for Lane Purposes - 14th Avenue and Nootka Housing Site
- Cl. 4: Offer to Purchase City Property - E/S Kirkland between 46th and 47th Avenues

Clauses 1 - 3 inclusive

MOVED by Ald. Brown

THAT the recommendations of the City Manager, as contained in clauses 1, 2 and 3 of this report, be approved.

- CARRIED UNANIMOUSLY

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CITY MANAGER'S AND OTHER REPORTS (Cont'd)

Property Matters (Cont'd)

Offer to Purchase City Property -
E/S Kirkland, between 46th & 47th Avenues
(Clause 4)

MOVED by Ald. Kennedy

THAT the recommendation of the City Manager, as contained
in this clause, be approved.

- CARRIED UNANIMOUSLY

B. Manager's Report
(November 2, 1978)

Proposed Implementation of Team
Policing in District #1.

A member of the Police Department explained the reasons
for change in mix of N.C.O. ranks in the proposed Team Policing
in District #1.

MOVED by Ald. Bellamy

THAT the request of the Vancouver Police Board for the change
in authorized establishment as detailed in the City Manager's
report dated November 2, 1978, on Proposed Implementation of
Team Policing in District #1, be approved.

- CARRIED UNANIMOUSLY

C. Manager's Report
(October 26, 1978)

Demolition of Building at
1125 Pendrell Street.

MOVED by Ald. Gibson

THAT the recommendation of the City Manager, as contained
in this report, be approved.

- CARRIED UNANIMOUSLY

I. Part Report of Standing Committee
on Planning & Development
(October 16, 1978)

Status Report on Rezoning Applications
(Clause 1)

MOVED by Ald. Gibson

THAT the recommendation of the Committee, as contained
in this clause, be approved.

- CARRIED UNANIMOUSLY

STANDING COMMITTEE REPORTS (Cont'd)

II. Part Report of Standing Committee
on Community Services
(November 2, 1978)

Riley Park N.I.P. - Implementation
Concept for Neighbourhood House and
Youth Centre (Clause 1)

Mrs. Bak, representing the Little Mountain Neighbourhood House Society, addressed Council and urged approval of the recommendations of the Committee contained in this clause.

Mr. L. Beasley, the area planner, answered questions from members of Council.

MOVED by Ald. Marzari

THAT the recommendations of the Committee, contained in this report, be approved.

- CARRIED UNANIMOUSLY

RISE FROM COMMITTEE OF THE WHOLE

MOVED by Ald. Bellamy

THAT the Committee of the Whole rise and report.

- CARRIED UNANIMOUSLY

MOVED by Ald. Bellamy

SECONDED by Ald. Gibson

THAT the report of the Committee of the Whole be adopted.

- CARRIED UNANIMOUSLY

MOTIONS

A. Establishment of Lands
for Lane Purposes
(Portion of Lot 21, Block A,
Section 43, T.H.S.L.)

MOVED by Ald. Ford

SECONDED by Ald. Gerard

THAT WHEREAS the City of Vancouver is the registered owner of Lot 21, Block A, Section 43, T.H.S.L., Plan 11660;

AND WHEREAS it is deemed expedient and in the public interest to establish a portion of the above described lands for lane purposes;

THEREFORE BE IT RESOLVED THAT all that portion of Lot 21, Block A, Section 43, T.H.S.L., Plan 11660 described as follows:

Commencing at the northwesterly corner of said Lot 21, Thence S 89° 31' 15" E, 10 feet following in the northerly limit of said Lot 21; Thence S45° 14' 45" W, 14.08 feet more or less to intersection with the westerly limit of said Lot 21 at a point 10 feet southerly from the northwesterly corner of said Lot 21;

Thence N 0° 00' 45" E, 10 feet, following in the westerly limit of said Lot 21 to the point of commencement.

The same as shown outlined red on a plan prepared by Noel E. Peters, B.C.L.S., dated September 28, 1978, and marginally numbered LF 8796, a print of which is hereunto annexed.

be and the same is hereby established for lane purposes and declared to form and constitute portion of lane.

- CARRIED UNANIMOUSLY

MOTIONS (Cont'd)1. Equal Employment Office

MOVED by Ald. Kennedy
 SECONDED by Ald. Puil

THAT WHEREAS it is contrary to taxpayers' interests and against current opinion that new bureaucracies be set up within City Hall;

AND WHEREAS the Office of Equal Opportunities is one such bureaucracy set up during 1978;

AND WHEREAS an equal employment opportunity program should logically be a function of the City's Personnel Department;

THEREFORE BE IT RESOLVED THAT the City Manager report on the feasibility of transferring the functions of the Equal Employment Opportunity Office to the Personnel Department without increasing the existing staff complement in this Department.

- LOST

(Ald. Bellamy, Brown, Ford, Gerard, Gibson, Marzari, and Rankin opposed)

MOVED by Ald. Kennedy
 SECONDED by Ald. Puil

THAT consideration of this motion be deferred to February 1979.

- LOST

(Ald. Brown, Ford, Gibson, Marzari and Rankin opposed)

The motion to defer having lost, the motion by Alderman Kennedy was put and LOST.

2. Urban Transportation

Alderman Brown requested and received permission to amend her motion as follows:

MOVED by Ald. Brown
 SECONDED by Ald. Gibson

THAT WHEREAS the City of Vancouver is currently embarking on a major shift of transportation strategy for the City of Vancouver;

AND WHEREAS it is of vital importance to the people of Vancouver that their particular interests be strongly represented by City Council in their dealings with the Urban Transit Authority;

AND WHEREAS it is of utmost concern that Vancouver be strongly and positively represented with respect to transit to provide the best possible service to the citizens at a minimum cost;

THEREFORE BE IT RESOLVED THAT this City Council establish immediately a committee made up of the Chairman of the Transportation Committee, Chairman of the Planning & Development Committee or his representative, Chairman of Council's Finance Committee and * Chairman of the Community Services Committee, to establish the City of Vancouver's negotiating position with regard to the Transit Service Agreement and the Operating Agreement and to make recommendations to Council by December 1978;

AND FURTHER BE IT RESOLVED THAT this Committee report back on an appropriate permanent structure by which Vancouver's interests can be fairly represented in the ongoing negotiations between the "Municipality" and the Urban Transit Authority;

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MOTIONS (Cont'd)

Urban Transportation (Cont'd)

AND FURTHER BE IT RESOLVED THAT no Council member sitting on the Provincially-appointed Urban Transit Authority Board be asked to represent the citizens of Vancouver in negotiations with the Urban Transit Authority.

- CARRIED

(Ald. Bellamy, Gerard, Kennedy and Puil opposed)

MOVED by Ald. Gerard

THAT consideration of this motion be deferred to the next meeting of Council.

- LOST

(Ald. Brown, Ford, Gibson, Marzari, and Rankin opposed)

The motion to defer having lost, the motion by Alderman Brown was put and CARRIED.

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The Council recessed at 3.55 p.m. to reconvene in the Council Chamber at 4:30 p.m. with the same Members present.

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DELEGATIONS

1. Austin Hotel, 1221 Granville Street
Fire By-law Upgrading

Council on July 25, 1978, approved the following recommendations of the Standing Committee on Community Services:

- "A. That Mr. S. Somani be requested to appear before Council to show cause why his business license should not be revoked for failure to comply with all requirements of the City Fire By-law.
- B. That the City Manager report further to Council on the Austin Hotel, providing chronological details of instructions and orders regarding the hotel's compliance with the City Fire By-law and the licenses which are held by the hotel."

In compliance with recommendation B, before Council this day was a report of the City Manager dated August 3, 1978, providing chronological details of instructions and orders regarding the hotel's compliances with the City Fire By-law and the licenses held by the hotel.

It was noted that as Mr. Somani was out of the country for some time, he was unable to appear before this time.

Mr. Somani addressed Council and stated that most of the work has now been completed with the exception of the windows on which work is now in progress. He also stated there were two other items which he was appealing. These were the matter of emergency lighting in the corridors and the requirement that doors with automatic closers be installed in dead-end corridors. He also anticipates the work now in progress will be completed shortly.

Chief Fire Warden Birnie stated that the last inspection done by his Division was October 26, 1978, when only one of the outstanding items had been completed and that there were still a number of items requiring completion.

MOVED by Ald. Brown,
SECONDED by Ald. Marzari,

THAT this show cause hearing be adjourned to the Council meeting on November 21, 1978, to permit Mr. Somani to complete the remaining work necessary to bring this hotel into compliance with the City Fire By-law, with the exception of the items which are currently being appealed i.e. emergency lighting in the corridors and the requirement that doors with automatic closers be installed in dead-end corridors.

- CARRIED UNANIMOUSLY

2. City Housing Policy in the
Downtown Eastside Area

Council on October 31, 1978, approved the hearing of delegations on the above report of the Standing Committees on Community Services and Planning & Development of October 12, 1978.

The following addressed Council on this matter:

- Mr. B. Eriksen, Downtown Eastside Residents' Association, circulated a brief and read from it. He also made reference to letters from Mr. Art Lee, M.P. and the Hon. Hugh Curtis, Minister of Municipal Affairs and Housing. Mr. Lee strongly urged Council to declare that new, safe, decent housing affordable by local residents is a priority for the Downtown Eastside. In his letter, Mr. Curtis sought City initiative in studying the need and potential cost in the Downtown Eastside area of a possible program of rehabilitation and subsidy.

cont'd....

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DELEGATIONS (cont'd)

City Housing Policy in the
Downtown Eastside Area (cont'd)

Mr. Eriksen stated that his organization supports the Committee's recommendations and he also requested that Council establish priorities for renovating houses and build some new housing in the Downtown Eastside. He urged Council to immediately write to the Provincial and Federal Governments indicating its approval of a proposed housing project at 616 East Cordova Street.

- Mr. B. Hennessy, representing the First United Church, read from a brief which was circulated. This brief concluded with the following recommendations:
 - (a) Immediate construction of at least 1100 new housing units.
 - (b) Implement renovations in hotels and rooming houses where this is feasible.
 - (c) Strictly enforce health and fire by-laws in all of the Downtown Eastside hotels and rooming houses.
- Mr. Louis Valente, B.C. Hotels' Association, read from a letter addressed to the Chairman of the Standing Committee on Community Services and previously circulated to Council members. In its letter, the B.C. Hotels' Association endorsed the following:
 - The establishment of a Downtown Housing Implementation Committee comprised of the Health, Fire, Permits and Licenses, Planning and Social Planning Departments.
 - A stepped up program of enforcement of the lodging house, fire and standards of maintenance by-laws; provided the enforcement standards consider the limitations due to the structural characteristics of each hotel.
 - Discussion between the Director of Social Planning and the Provincial Minister of Housing and the Minister of Human Resources, with regard to improving the Subsidy Program available for housing and the rehabilitation of existing housing in the Downtown Core area.

The Vancouver Zone of the B.C. Hotels' Association are prepared to co-operate with the Downtown Housing Implementation Committee by:

- Participation in a pilot project of upgrading existing properties to acceptable standards (certain hotel owners have indicated a desire to participate in a program immediately, provided suitable financial arrangements can be agreed on).
- Setting up a policing committee within the members of the B.C. Hotels' Association to assist the Downtown Housing Implementation Committee with enforcement of the stepped up by-law enforcement program.
- Working with the Committee in setting up a five year upgrading program among the member hotels which will allow the member hotels to upgrade their hotels to an acceptable standard.
- Providing the necessary information to properly assess the financial implications of an upgrading program on rentals required.

cont'd....

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DELEGATIONS (cont'd)

City Housing Policy in the
Downtown Eastside Area (cont'd)

During consideration of this clause, the Deputy Director of Social Planning and the Associate Director - Area Planning answered questions from Council on various aspects of the report.

MOVED by Ald. Puil,
SECONDED by Ald. Gerard,

THAT the following recommendations of the Standing Committees on Community Services and Planning & Development, be approved:

- A. THAT the City Manager be instructed to establish immediately a Downtown Housing Implementation Committee to develop and expedite a comprehensive and co-ordinated housing plan for the area; the Committee to be comprised of one representative from each of Health, Fire, Permits and Licenses, Planning and Social Planning Departments, the Committee to be chaired by a member of the Social Planning Department.
- B. THAT the Downtown Housing Implementation Committee be authorized by Council to undertake the following tasks:
 - i) co-ordinate the implementation of a comprehensive housing plan for the Downtown Core including:
 - Lodging House, Fire and Standards of Maintenance Enforcement Policy
 - shelter allowance program
 - housing rehabilitation program
 - population objectives
 - housing objectives - rehabilitated housing
 - new housing
 - ii) submit to Community Services Committee a quarterly progress report on Downtown Housing, the report to include:
 - population and vacancy trends
 - remaining housing stock
 - by-law enforcement action taken, such as closures, prosecutions, joint inspections and referrals, etc.
 - iii) carry out the leadership and co-ordinating role for the City's three inspectional services (Health, Fire and Permits and Licenses) with regard to the by-law enforcement program in the Downtown Core. It being understood that this would not disrupt the current lines of authority with respect to either inspectional staff or by-law administration.
 - iv) undertake, in cases where a building has multiple by-law infractions, the responsibility:
 - a) to order a co-ordinated inspection of buildings with multiple housing by-law infractions in order to determine the full extent of the buildings non-compliance with the City's by-laws;
 - b) to meet with building owners and/or operators to advise them of all aspects of non-compliance with City housing by-laws, and negotiate a program of building improvement and upgrading within a specified period of time; and

cont'd....

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DELEGATIONS (cont'd)

City Housing Policy in the
Downtown Eastside Area (cont'd)

- c) to monitor building improvement programs on a result basis to ensure that reasonable progress is being made.
- D. THAT the Downtown Housing Implementation Committee in its first quarterly report to Council in early 1979, report on:
 - i) the appropriateness of the level of enforcement of the current by-law enforcement program, including by-law enforcement action taken, closures, prosecutions, joint inspections and improvements;
 - ii) more precise definitions of levels of enforcement of the Lodging House By-law for consideration by Council and a feasibility study of requiring standards of the Lodging House By-law to be enforced inside tenants' rooms;
 - iii) (a) examine five buildings randomly chosen from the 23 buildings included in the recent Enforcement Survey from a Standards of Maintenance perspective to determine its applicability as part of a by-law enforcement program.
 - (b) examine the applicability of the Standards of Maintenance By-law as it pertains to "liveability" in downtown hotels and rooming houses.
 - iv) an assessment of the economic information provided by the B.C. Hotels Association - Vancouver Zone as it pertains to the economic viability of the low-income downtown hotels.
- E. THAT the Director of Legal Services significantly increase the financial penalties for non-compliance with the Lodging House, Fire and Standards of Maintenance By-laws.
- F. THAT where there are violations of the Standards of Maintenance By-law, owners/operators be informed that if the required work is not done, Council will invoke its authority to do the work.
- G. THAT, in consultation with the Downtown Housing Implementation Committee:
 - i) The Director of Social Planning be instructed by Council to immediately begin discussions with the Provincial Ministry of Housing and the Ministry of Human Resources regarding the inadequacies and limitations of existing SAFER and GAIN shelter allowances for Downtown residents.
 - ii) The Director of Social Planning immediately discuss with officials of the Provincial Government appropriate methods of fully informing all residents of the provisions and application procedures to acquire SAFER shelter allowances.

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DELEGATIONS (cont'd)

City Housing Policy in the Downtown
Eastside Area (cont'd)

- iii) The Director of Planning be instructed by Council to meet with hotel and rooming house owners and operators in the Downtown Core in order to develop a modified Residential Rehabilitation Assistance Program (RRAP) for the Downtown Eastside NIP Area which would be financially attractive to them.

- CARRIED UNANIMOUSLY

MOVED by Ald. Marzari,

THAT the current Lodging House By-law enforcement program be increased in degree of enforcement to Option 2 contained in on page 8 of the Manager's report dated September 26, 1978, which provides:

- a Level 3 enforcement or minimum acceptable standard on Priority 1 services which are any essential services required to operate the buildings in a safe and healthful manner, such as heat, hot water, lighting, cleaning and provision of soap and toilet paper in shared sanitary facilities; and
- Level 2 or intermediate standard on Priority 2 matters which are the physical conditions of the building, involving repair or replacement or upgrading to individual rooms or common areas

and that enforcement of the Fire By-law remain at its current enforcement level.

- LOST

(Aldermen Bellamy, Brown, Ford, Gerard, Gibson, Puil and Kennedy opposed)

MOVED by Ald. Marzari,

SECONDED by Ald. Gibson,

THAT the City construct two new housing projects of 75 to 100 units each in the 400 Block East Cordova and at 616 East Cordova or at other appropriate sites in the Downtown Eastside.

- LOST

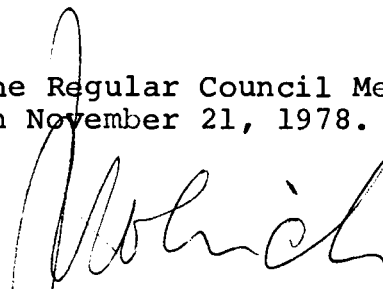
(Aldermen Bellamy, Brown, Ford, Gerard, Kennedy and Puil opposed)

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The Council adjourned at approximately 5:30 p.m.

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The foregoing are Minutes of the Regular Council Meeting of November 7, 1978, adopted on November 21, 1978.


MAYOR


CITY CLERK

MANAGER'S REPORTDATE August 3, 1978

TO: Vancouver City Council

SUBJECT: Austin Hotel, 1221 Granville Street - Fire By-law Upgrading

CLASSIFICATION: INFORMATION

Vancouver City Council, at its meeting on Tuesday, July 25th, 1978, asked for chronological details of instructions and orders regarding the hotel's compliance with the City Fire By-law and the licenses which are held by the hotel.

In response to this request the Fire Chief provides the following information:

- March 6th, 1974 - the owner of the Austin Hotel was informed of the Fire By-law requirements which were to come into effect July 1st, 1974. Although the council of the day had instructed the fire department to begin enforcement in the skid road area, all hotels in the city were informed of the by-law requirements.
- May 15th, 1974 - the owner was advised to meet with the Chief Fire Warden to consider options under section 40b. of the By-law.
- July 1st, 1974 - enforcement procedures were begun in skid road area since By-law was now in effect.
- July 25th, 1974 - the Fire chief and Chief Fire Warden met the owner and reached agreement as to the method of upgrading to meet the requirements.
- October 16th, 1974 - an official order was issued to Austin Hotel 1953 Ltd. to upgrade the hotel.
- November 19th, 1974 - preliminary plans were submitted for approval.
- July 21st, 1975 - plan approval received from City Hall. Work to commence in one month.
- November 21st, 1975 - partial sprinkler system complete and approved. Remaining requirements under section 40b. option progressing. (By way of explanation, this upgrading included sprinklering the basement and main floor of the hotel and providing fire separations between floors for the six floors above the sprinklered portion with some additional exits to be provided. The requirements for the upper 6 floors coming under section 40b. of the Fire By-law.)
- January 22nd, 1976 - recheck - i.e. further progress - the owner was negotiating to sell the hotel and in fact did sell the hotel stating that the new owner would complete the Fire By-law work.
- January to September, 1976 - new owners negotiating contract for the remainder of section 40b. requirements with Bazanson & Co. agreement reached and owner requested to send copy of contract to this office.
- September 21st, 1976 - Fire By-law amended - Fire department instructed to withhold enforcement of Fire By-law pending appeal process.
- October 8th, 1976 - contract signed and mailed to Fire Wardens office.
- February, 1977 - enclosure of main stairwell in progress.
- May, 1977 - enclosure of front stairwell complete.
- May to November, 1977 - although many meetings and phone conversations have taken place during this six month period, no further progress has been made.

Continued . . .

- February 9th, 1978 - the Fire Chief referred this situation to the Community Services Committee for some positive action in light of the action being taken by the Committee to make the few remaining hotels to comply with the fire By-law requirements. The owner Mr. Somani appeared before the Committee and was advised by the chairman that the work was to be completed within 2 months.
- May 4th, 1978 - an order was issued to provide emergency lighting in the public stairwells and corridors. In the original order issued to upgrade this hotel, emergency lighting was not required but was subsequently introduced into the Fire By-law and has therefore been ordered.
- May 5th, 1978 - Mr. Somani appealed the order for emergency lighting in a letter to the Fire Chief. Note - all upgrading orders issued subsequent to councils instructions to withhold enforcement, contain the provision to have the order held in abeyance until the appeal board is established and able to deal with the matter.
- June 1st, 1978 - the Fire Chief reported to the Committee that while the bulk of the renovations were completed as instructed by the Committee there were some items which were outstanding. This included changing 24 windows to steel frame and wire glass to prevent fire exposure to the outside Iron fire escapes, replacing the doors opening onto the central fire escape with fire resistant doors and self closing devices, minor repairs to six room doors in the front section of the building, adjustments to six exit lights and emergency lighting in public corridors and stairways. It should also be noted that when the Fire By-law was ammended in September, 1976, provision was included whereby any building which had completed up-grading at that time would be considered in compliance with the Fire By-law. This building was not completed and therefore was required to meet the new Fire By-law standard which requires some additional protection for dead end corridors. In this building it requires 24 room doors in the central wing to be fitted with self closing devices.
- in view of the fact that the bulk of the work had been done, the Community Services Committee deferred the matter for one more month at which time it was expected the work to be completed. Mr. Somani was advised of this instruction by letter from the City Clerk and by the Fire Department.
- July 13th, 1978 - the Fire Chief reported to the Standing Committee of Council on Community Services that no progress had been made on these outstanding matters which have been required by the City to be carried out by the Austin Hotel.
- July 25th, 1978 - Council approves recommendations contained in the Community Services Committee dated July 13th, 1978, as follows:
- A. THAT Mr. S. Somani be requested to appear before Council to show cause why his business license should not be revoked for failure to comply with all requirements of the City Fire By-law.
 - B. THAT the City Manager report further to Council on the Austin Hotel, providing chronological details of instructions and orders regarding the hotel's compliance with the City Fire By-law and the licenses which are held by the hotel.
- August 2nd, 1978 - inspection by Fire Warden shows no further progress to date.

The Director of Permits and Licences reports that the following licences have been taken out in 1978 in the name of Hotel Austin 1975 Ltd. by Mr. Somani, to operate at 1221 Granville Street:

A hotel, restaurant, dining lounge, lounge and public house.

This report is for the information of Council."

The City Manager submits the foregoing report of the Fire Chief for INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 400

REPORT TO COUNCILSTANDING COMMITTEES OF COUNCIL
ON COMMUNITY SERVICES AND PLANNING & DEVELOPMENT

OCTOBER 12, 1978

A Joint meeting of the Standing Committees of Council on Community Services and Planning & Development was held on Thursday, October 12, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 10:30 A.M.

PRESENT: Alderman Rankin, Chairman
Alderman Bellamy (Left prior to voting)
Alderman Brown
Alderman Ford
Alderman Gerard (Left prior to voting)
Alderman Harcourt
Alderman Marzari
Alderman Puil

ABSENT: Alderman Gibson
Alderman Kennedy

COMMITTEE CLERK: H. Dickson

RECOMMENDATION1. City Housing Policy in the Downtown Eastside Area

The Committees had met jointly on Thursday, September 28, 1978, on this matter and heard submissions and accepted briefs from Mr. L. W. Manuel, Executive Vice-President of the B.C. Hotels Association; Mr. J. D. Clark, a consultant who compiled the book report for the B.C. Hotels Association on the occupancy decline in hotels and the effect on hotel employment; and Mr. B. Eriksen of the Downtown Eastside Residents' Association.

At the September 28, 1978 meeting, the Deputy Director of Social Planning reviewed for the joint Committee the attached Manager's report dated September 26, 1978. That meeting was adjourned and reconvened this date.

In the Manager's report the Medical Health Officer, the Fire Chief, the Director of Permits & Licenses, the Director of Planning and the Director of Social Planning reported on various aspects of housing by-law enforcement in the Downtown Eastside area.

The Manager's report provided details of a survey on the degree of enforcement of the Lodging House and Fire By-laws in a cross-section of twenty-three hotels and rooming houses. The Manager's report outlined four options on the degree of by-law enforcement and provided comment on the impact for each degree or level of enforcement.

The report concluded with a series of recommendations; the first being that the City Manager establish a "Downtown Housing Implementation Committee" comprised of representatives from Health, Fire, Permits & Licenses, Planning and Social Planning Departments which would report quarterly to the Community Services Committee.

Subsequent recommendations proposed terms of reference for the committee. Included in the recommendations was one that the Director of Legal Services examine the possibility of increasing financial penalties for non-compliance with City by-laws; a recommendation that violators of the Standards of Maintenance By-law be advised Council may invoke its authority to do the work; and

Continued

Report to Council
 Standing Committees of Council on
 Community Services and Planning & Development
 October 12, 1978

(2)

Clause No. 1 Continued

recommendations that in consultation with the proposed new committee, the Director of Social Planning meet with Provincial officials regarding inadequacies and limitations of existing SAFER and GAIN shelter allowances and the Director of Planning meet with hotel and rooming house owners and operators to develop a modified RRAP for the Downtown Eastside NIP area which would be financially attractive to the owners and operators.

Copies of a brief dated October 10, 1978 from the Downtown Eastside Residents' Association (copy circulated) were distributed by Mr. B. Eriksen moments before the Chairman called the meeting to order. In the brief DERA proposed strict enforcement of Lodging House, Fire and Standards of Maintenance By-laws. Appended to the DERA brief were a number of letters from Provincial officials, including one dated December 8, 1977, addressed to the Mayor from the Minister of Municipal Affairs and Housing regarding a possible program of housing rehabilitation and subsidy.

The Chairman reminded Committee members that a variety of submissions were heard at the previous meeting and urged that today's meeting be primarily for Committee discussion leading to recommendations to Council.

During deliberations, it was noted some members of the Committee favoured an increased level of by-law enforcement while others felt the Committee should recommend approval of the recommendations contained in the Manager's report, as the recommendations, as written, called for further reports at quarterly intervals from a proposed Downtown Housing Implementation Committee on the issue of by-law enforcement. The level of enforcement question could be examined further at the first quarterly report.

Those arguing in favour of a higher level of by-law enforcement pointed out the recommendations contained in the Manager's report would merely maintain the status quo of by-law enforcement, yet there is a considerable need for improvement in the condition of housing in the Downtown Eastside.

There was some debate over whether the chairmanship of the Downtown Housing Implementation Committee proposed in the first recommendation should be chaired on a rotating basis by each departmental representative on the committee or whether the committee should have a permanent chairman. One proposal was that the chairmanship should rest with the Director of Environmental Health as enforcement of Health By-laws would be a primary responsibility of the committee. Another suggestion was the Director of Social Planning should chair the committee as his department, not being directly responsible for the enforcement of any by-laws, would be in a more neutral position.

It was also noted during discussion that recommendation no. 4 in the Manager's report, which suggests the Director of Legal Services examine the possibility of significantly increasing financial penalties for non-compliance with by-laws, is something the Community Services Committee has already requested and that the penalties should not merely be examined but should be increased. A suggestion was also made that recommendation no. 5 in the Manager's report, which states Council should consider invoking its authority under the Standards of Maintenance By-law, should be worded to state Council will invoke this authority.

Continued

Report to Council
 Standing Committees of Council on
 Community Services and Planning & Development
 October 12, 1978

(3)

Clause No. 1 Continued

A motion was put forward that the recommendations contained in the Manager's report be approved, and subsequently, a member introduced a series of amendments, including one to recommendation no. 3, calling for an increase in the level of by-law enforcement, and one to recommendation no. 6, that the City apply for funds to construct two new housing projects; one in the 400 block East Cordova and one at 616 East Cordova.

Speaking to his proposed amendment, the Alderman reminded members that he previously was chairman of Council's Standing Committee on Housing and on the matter of a more strict level of by-law enforcement, he pointed out a group representing some eighty owners of buildings which did not comply with the Fire By-law had appeared before the former Housing Committee pleading that they would close down some 2,000 housing units if the City forced them to comply strictly to the terms of the Fire By-law. However, Council approved recommendations of the Housing Committee for strict enforcement; some 350 units were closed by the City for non-compliance with the Fire By-law and the owners or operators of 90% of the remaining buildings eventually did comply, many only after charges were laid by the City.

In response, it was noted that by increasing the level of enforcement as suggested in the proposed amendment, there would be 20 to 25 building closures per year for an annual loss of 1,000 to 1,250 housing units and that the current enforcement level is resulting in 10 to 12 building closures per year for an annual loss of 500 to 600 housing units. It was suggested therefore the current level of enforcement is working and is resulting in improvements to the housing stock.

A further amendment was introduced by another member that the feasibility of enforcing by-laws inside tenants' rooms should be examined by the proposed Downtown Housing Implementation Committee.

It was also suggested that 75% of persons over 65 years have never heard of SAFER shelter allowances despite the large number of social workers in the Downtown Eastside area, and it should be determined why SAFER is not being used or methods should be found to fully inform qualified residents of the SAFER program.

One member referred to the letter dated December 8, 1977 from Municipal Affairs and Housing Minister Hugh Curtis to the Mayor (an appendice to the October 10, 1978, DERA brief), noting that the Minister had suggested that the initiative and responsibility for co-ordinating a study of the need and potential costs of a program of rehabilitation and subsidy of housing in the Downtown Eastside area should come from City Council.

The Deputy City Manager responded that this letter was referred by the Manager to the Directors of Planning and Social Planning and much of the input contained in the Manager's report before the Committee this date was in response to the December 8, 1977 letter from the Minister.

Speaking to the amendments proposed by the Committee, the Deputy City Manager defended the recommendations as contained in the Manager's report, pointing out a total of three meetings, each lasting half a day, were held between the various departments which worked on the Manager's report and the recommendations are the result of those meetings. With regard to the proposal for a

Continued

Report to Council
 Standing Committees of Council on
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 October 12, 1978

(4)

Clause No. 1 Continued

rotating chairman of the Downtown Housing Implementation Committee, the Deputy City Manager explained that authority for enforcement of the various by-laws still rests within each particular department and therefore, it was felt the rotating chairmanship was appropriate. He pointed out staff cannot determine at this point exactly what effect a higher level of enforcement may have and suggested that Council await the first quarterly report of the proposed Downtown Housing Implementation Committee before opting for increased by-law enforcement. On the matter of enforcing the Standards of Maintenance By-law, he pointed out this by-law may require some revision to become effective; however, to invoke the by-law requires a decision of Council.

(At this point Aldermen Bellamy and Puil arrived.)

The Chairman agreed to hear from representatives of DERA and Jean Swanson expressed dismay that it appeared the Committee was headed for a tie vote on two critical issues: higher by-law enforcement and the construction of two new housing developments. Mr. B. Eriksen said DERA had applied to Central Mortgage & Housing Corporation for funding for a 93 unit development at 616 East Cordova but CMHC replied it was awaiting a policy statement from the City that new housing is a priority matter in this area of the City. He urged that Council make a policy decision favouring new housing in the Downtown East.

The Director of Environmental Health advised the Committee that at the present level of by-law enforcement, seven buildings containing approximately 485 rooms are in imminent danger of being closed for non-compliance with the Lodging House By-law. Of the twenty-three buildings containing 931 rooms surveyed in the Manager's report, there would be closures of about 320 rooms under the requirements for light and ventilation contained in the Lodging House By-law if stricter enforcement was instructed by Council. The Director of Environmental Health stated he must have clear guidelines and direction from Council on the degree of enforcement.

Speaking to his amendment that the City apply for funds to construct two new housing projects, a member advised he had discussed the matter with officials of both CMHC and the Provincial Government and that both levels advised him funds are available.

However, some members argued a decision on construction of new housing should await receipt of the first quarterly report from the proposed Downtown Housing Implementation Committee.

(At this point Aldermen Bellamy and Gerard left; Alderman Bellamy stating he did not wish to vote on the recommendations as he had arrived late and missed most of the discussion, and Alderman Gerard stating she had to attend a funeral.)

Continued

Report to Council
 Standing Committees of Council on
 Community Services and Planning & Development
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(5)

Clause No. 1 Continued

Following discussion, it was

RECOMMENDED

- A. THAT the City Manager be instructed to establish immediately a Downtown Housing Implementation Committee to develop and expedite a comprehensive and co-ordinated housing plan for the area; the Committee to be comprised of one representative from each of Health, Fire, Permits and Licenses, Planning and Social Planning Departments, the Committee to be chaired by a member of the Social Planning Department.
- B. THAT the Downtown Housing Implementation Committee be authorized by Council to undertake the following tasks:
 - i) co-ordinate the implementation of a comprehensive housing plan for the Downtown Core including:
 - Lodging House, Fire and Standards of Maintenance Enforcement Policy
 - shelter allowance program
 - housing rehabilitation program
 - population objectives
 - housing objectives - rehabilitated housing
 - new housing
 - ii) submit to Community Services Committee a quarterly progress report on Downtown Housing, the report to include:
 - population and vacancy trends
 - remaining housing stock
 - by-law enforcement action taken, such as closures, prosecutions, joint inspections and referrals, etc.
 - iii) carry out the leadership and co-ordinating role for the City's three inspectional services (Health, Fire and Permits and Licenses) with regard to the by-law enforcement program in the Downtown Core. It being understood that this would not disrupt the current lines of authority with respect to either inspectional staff or by-law administration.
 - iv) undertake, in cases where a building has multiple by-law infractions, the responsibility:
 - a) to order a co-ordinated inspection of buildings with multiple housing by-law infractions in order to determine the full extent of the buildings non-compliance with the City's by-laws;
 - b) to meet with building owners and/or operators to advise them of all aspects of non-compliance with City housing by-laws, and negotiate a program of building improvement and upgrading within a specified period of time; and

Continued

Clause No. 1 Continued

- c) to monitor building improvement programs on a result basis to ensure that reasonable progress is being made.
- D. THAT the Downtown Housing Implementation Committee in its first quarterly report to Council in early 1979, report on:
 - i) the appropriateness of the level of enforcement of the current by-law enforcement program, including by-law enforcement action taken, closures, prosecutions, joint inspections and improvements;
 - ii) more precise definitions of levels of enforcement of the Lodging House By-law for consideration by Council and a feasibility study of requiring standards of the Lodging House By-law to be enforced inside tenants' rooms;
 - iii) (a) examine five buildings randomly chosen from the 23 buildings included in the recent Enforcement Survey from a Standards of Maintenance perspective to determine its applicability as part of a by-law enforcement program.
 - (b) examine the applicability of the Standards of Maintenance By-law as it pertains to "liveability" in downtown hotels and rooming houses.
 - iv) an assessment of the economic information provided by the B.C. Hotels Association - Vancouver Zone as it pertains to the economic viability of the low-income downtown hotels.
- E. THAT the Director of Legal Services significantly increase the financial penalties for non-compliance with the Lodging House, Fire and Standards of Maintenance By-laws.
 (Alderman Puil is recorded as opposed.)
- F. THAT where there are violations of the Standards of Maintenance By-law, owners/operators be informed that if the required work is not done, Council will invoke its authority to do the work.
 (Alderman Puil is recorded as opposed.)
- G. THAT, in consultation with the Downtown Housing Implementation Committee:
 - i) The Director of Social Planning be instructed by Council to immediately begin discussions with the Provincial Ministry of Housing and the Ministry of Human Resources regarding the inadequacies and limitations of existing SAFER and GAIN shelter allowances for Downtown residents.

Continued

Report to Council
 Standing Committee of Council on
 Community Services and Planning & Development
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(7)

Clause No. 1 Continued

- ii) The Director of Social Planning immediately discuss with officials of the Provincial Government appropriate methods of fully informing all residents of the provisions and application procedures to acquire SAFER shelter allowances.
- iii) The Director of Planning be instructed by Council to meet with hotel and rooming house owners and operators in the Downtown Core in order to develop a modified Residential Rehabilitation Assistance Program (RRAP) for the Downtown Eastside NIP Area which would be financially attractive to them.

Tie votes resulted on the following and they are submitted to Council for CONSIDERATION:

- C. THAT the current Lodging House By-law enforcement program be increased in degree of enforcement to Option 2 contained on page 8 of the Manager's report dated September 26, 1978, which provides:
- a Level 3 enforcement or minimum acceptable standard on Priority 1 services which are any essential services required to operate the buildings in a safe and healthful manner, such as heat, hot water, lighting, cleaning and provision of soap and toilet paper in shared sanitary facilities; and
 - Level 2 or intermediate standard on Priority 2 matters which are the physical conditions of the building, involving repair or replacement or upgrading to individual rooms or common areas;
- and that enforcement of the Fire By-law remain at its current enforcement level.

(Aldermen Rankin, Harcourt and Marzari in favour;
 Aldermen Brown, Ford and Puil opposed.)

- G. (iii) THAT the City construct two new housing projects of 75 to 100 units each in the 400 block East Cordova and at 616 East Cordova or at other appropriate sites in the Downtown Eastside.

(Aldermen Rankin, Harcourt and Marzari in favour;
 Aldermen Brown, Ford and Puil opposed.)

The meeting adjourned at approximately 11:55 A.M.

NOTE: Copies of all other documents which were submitted to the Joint meeting on September 28, 1978, are on file in the City Clerk's Office.

FOR COUNCIL ACTION SEE PAGE(S) 400

MANAGER'S REPORTDATE November 6, 1978

TO: VANCOUVER CITY COUNCIL
SUBJECT: The 44 - Budget for 1979
CLASSIFICATION: INFORMATION

The Director of Civic Buildings reports as follows:

"City Council, on October 31, 1978, when dealing with a report from the Community Services Committee on The 44 Budget, passed the following motion:

"That consideration of this clause be deferred pending receipt of further information from the City Manager on the ventilation costs set out in this budget."

In the 1979 budget for The 44, an amount of \$50,000 was included under: New & Non-Recurring for renovations to the ventilation system. The two floors of The 44, one totally below street level, must depend on mechanical methods for ventilation. The heat build up is quite excessive because of the type and extensive use of the operation, and during warm weather little relief is provided because the forced ventilation air, brought from the outside, becomes a heating medium. Renovations have previously been carried out to the air supply and the exhaust system which did increase the general air movement and is adequate during the cooler months, however it has become apparent that cooling units should be installed to give relief during warm weather.

We retained D.W. Thompson Consultants Ltd. to carry out a survey of the ventilating problems of The 44. Their report stated that the only practical method of gaining control of warm weather space temperature is to provide mechanical (refrigerative) cooling, with refrigerative units on the roof and cooling coils in the air supply system. The rough estimate for this work was \$50,000. Until we have outline drawings and specifications in order to establish more accurate costs, we are accepting the estimate as valid."

The City Manager submits the foregoing report of the Director of Civic Buildings for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 390 & 391

MANAGER'S REPORT, NOVEMBER 3, 1978. (WORKS: A1-1)

WORKS AND UTILITY MATTERS

RECOMMENDATION

1. Change of Street Lighting on Skeena Street from Cambridge to Dundas Street.

The City Engineer reports as follows:

"Mrs. Cheney of 116 N Skeena Street in a letter received on October 16, 1978 and signed by 16 other owners points out that the lighting on Skeena Street was removed and replaced with fewer lights when they were moved to make way for the curb and gutter project which they had petitioned. She now requests that the City replace the lighting.

This report describes the special circumstances leading to the reduction in the lighting and recommends the new lighting remain.

In 1958, lighting was installed on Skeena Street from Dundas to Bridgeway Road which provided access for major traffic to the old Second Narrows Bridge during the construction of the new bridge and south approach. The lighting was updated about two years ago by the Provincial Government as part of their normal replacement program. This lighting has been installed and maintained at no cost to the City or the abutting owners although there was no contract requiring the Government to light this street which lies outside the highway network and approach roadways and has not carried heavy traffic since the bridge was opened.

When the curb and gutter project was designed it was found that the street lighting poles had to be moved back to allow for the standard width of pavement and funds for this were included in the City's share of the estimates. The Department of Highways when asked to relocate the poles at the City's cost, examined the street, and found it was no longer related to the highway and turned the plant over to the City at no cost.

In order to conserve energy and to minimize the initial installation costs and continuing energy and maintenance costs, the old 'thoroughfare' lighting was removed and standard residential lighting installed in the new locations clear of the paving project. The six old luminaires and poles which were not suitable to use in the City's system were removed and sold as surplus to recover enough money to pay for the four standard lighting poles and luminaires (approximately \$1000) and the funds allocated in the project to move the poles back clear of the roadway, more than covered the \$3800 contract price to remove the old fixtures and instal the new lights. These expenditures do not affect the rates paid by the abutting owners who will derive benefit from the standard lighting and the paving.

If the lights had been transferred to the City at a time when no curb and gutter project was involved, there would be two options which would not be as cost effective:

- a) Require the Provincial Government to remove their plant and call for the owners to petition for standard local improvement street lighting at an estimated cost of \$6000 or
- b) Reconnect the lights (without relocating them) to City circuits and change the 400 watt/480 volt units to 250watt/120 volt luminaires to operate on our circuits at an estimated cost of \$2500. The poles would still have to be moved when a pavement is installed and two more lights than are required would have to be maintained at an ongoing cost of \$130 per year.

Because of the delay in dealing with the Provincial Government about relocating the street lights, the paving cannot be reasonably undertaken this Fall. The Contractor has been instructed to make the street safe and tidy until this project can be done next Spring.

I recommend that the existing standard lighting remain and that Mrs. Cheney be informed of the unusual developments that occurred which were out of the control of the City."

The City Manager RECOMMENDS that the above recommendations of the City Engineer be approved.

2. Tender No. 58-78-6 - Supply and Delivery of Mineral Aggregates.

The City Engineer and City Purchasing Agent submit the following report:-

"Tenders for the above were opened by the City Clerk for the City Manager on September 18, 1978 and referred to the City Engineer and Purchasing Agent for report. The officials concerned report as follows:

The working copy of the tabulation is on file in the Purchasing Agent's Office. Prices shown in this report include all taxes and charges.

The tender called for the supply and delivery of thirteen types of mineral aggregates. This report deals with ten of the items, and the remaining three will be reported on at a later date after further tender evaluation by the Engineering Department.

Funds for all purchases are provided in the Annual Revenue and Capital Budgets.

Nine items are being recommended for award to the low bidders. One of these items (Item 4 - Crusher Dust) becomes the low bid after the local content allowance is made. One further item (#13-crushed tailings) is being recommended for award to the lowest bidder meeting specifications.

The tenders specify that Item 13 be 100% crushed quarried material free of excessive fines, and that the sand in the aggregate be all crushed from quarried rock.

The low bid from Construction Aggregates does not meet specifications because the material offered is only about 70-80% crushed, and not quarried tailings. Further, the sand in the material is not crushed from quarried rock as specified, but rather, is natural sand.

The recommendations for the supply and City pick-up of materials are based upon pick-up from the location producing the lowest on-site cost after taking the City's hauling cost into consideration, and for the purposes of having alternative back-up sources available, if required, during the duration of the contract.

It is estimated that the pick-up portion of the contract will cost an additional \$45,000. The costs noted in the recommendations of this report do not include this amount due to the uncertainty of job locations over the next 12 months.

The City Engineer and Purchasing Agent recommend the following awards:-

A. Construction Aggregates Ltd.

- Items 1, 5, 7, 9, 17, 21 and 23 for the supply, delivery and unloading of mineral aggregates at Cambie Yards at an estimated cost of \$636 655.
- Items 9, 12 and 17 for the supply of an unspecified amount of mineral aggregates which will be picked up by City trucks.

B. C. R. Aggregates

- Items 3, 4 and 13 for the supply, delivery and unloading of mineral aggregates at Cambie Yards at an estimated cost of \$97 220.
- Item 9 for the supply of an unspecified amount of mineral aggregates which will be picked up by City trucks.

MANAGER'S REPORT, NOVEMBER 3, 1978 (WORKS: A1 - 3)

Clause No. 2 Continued.

C Jack Cewe Ltd.

- Items 9, 12 and 17 for the supply of an unspecified amount of mineral aggregates which will be picked up by City trucks.

D Lafarge Concrete Ltd.

- Items 9, 12 and 17 for the supply of an unspecified amount of mineral aggregates which will be picked up by City trucks. "

The City Manager RECOMMENDS that the recommendation of the Purchasing Agent and City Engineer be approved, subject to contracts satisfactory to the Director of Legal Services.

3. Local Improvements by "Petition" and on "Special Grounds".

First Step, Petition Projects

The City Engineer reports as follows:

"As required by the Local Improvement Procedure By-law, projects for

- Pavements & Curbs, Local Residential
- Lane Pavements, Local Residential
- P.C. Concrete Sidewalks
- Speed Deterrent Bumps
- Lane Lighting

shown on the attached schedule dated October 27, 1978, are advanced to Council 'by Petition.'

It should be noted here that these lane pavement petition projects were submitted to the City Clerk, sufficiently signed, on or before July 31, 1978, and are to be dealt with under the 'old rules' rather than the new recently adopted cost-sharing formula, as per Council's instructions.

Capital Funds

Funds for the City's share of pavement & curbs and sidewalk projects are available in the 1979 Streets Capital Budget subject to Council's approval of this budget. There is no City cost involved in the lane lighting project.

Lane paving and speed bump projects have been divided into two categories A and B, grouping their respective priorities with appropriate sources of funds.

Category A Funds in the sum of \$245 000 for the City's share are available from lane paving unallocated but budgeted (200 000) and from the 1979 Streets Basic Capital Budget (45 000).

Category B Funds totalling \$46 000 to complete these lane and speed bump projects will be required from 1979 Supplementary Capital. Approval of the recommendation of this report does not commit Council to approval of the 1979 Supplementary Capital funds but indicates a strong expectation of such approval.

Note: It is anticipated that additional 1979 Supplementary Capital of from \$250 000 to \$300 000 will be required to honour petitions submitted to the end of 1978.

Clause No. 3 Continued.Inverness Street - 15th to 16th and 16th to 17th Avenues

These two projects are in the Mount Pleasant N.I.P. Area and under the arrangements approved by Council on February 22, 1977, are eligible for a 25% contribution from N.I.P. funds.

Sidewalk, Chestnut Street - Special Grounds

On December 13, 1977, City Council approved construction of a sidewalk on the west side of Chestnut Street from Cornwall Avenue to a point approximately 50.26 feet north of Greer Avenue as a local improvement on special grounds. This work is complete. Before it can be placed on the tax rolls, however, a Special Assessment Roll must be prepared, notices mailed out to the property owners and the project brought before a Court of Revision.

Funds for this project were previously approved by Council."

Second Step, Petition Projects

The Director of Finance reports as follows:

"In accordance with the provisions of the Local Improvement Procedure By-law, I am submitting the City Engineer's report of October 27, 1978. The estimated total cost of these improvements is \$827 638 and the City's share of these costs is \$543 600. An additional \$77 426 of City Capital funds will be required for ditch elimination.

I have to report that the necessary financial arrangements can be made to carry out the work for pavement and curbs, sidewalks, lane lighting and Category 'A' lane pavements subject to Council approval of the 1979 Streets Capital Budget.

Financial arrangements for Category 'B' lane pavements and speed bumps will depend on Council's willingness to commit \$46 000 of next year's Supplementary Capital Budget. This amount is not large in comparison to the City Engineer's expected requirements for 1979, and I would recommend that this Council recommend to the 1979 Council that \$46 000 of 1979 Supplementary Capital be approved.

The major request for Supplementary Capital as noted in the City Engineer's report above will be brought forward in the Spring and will warrant Council's full consideration in the context of other requests for 1979 Supplementary Capital funds."

The City Manager has decided that it is desirable to undertake the projects referred to and RECOMMENDS that:

- (a) The reports of the City Engineer and Director of Finance be adopted together with the details of the Second Step Report on file in the City Clerk's office.
- (b) The projects for pavement and curb on Inverness Street be given relief of 25% in accordance with the previous policy established by Council for the Mount Pleasant N.I.P. Area.
- (c) The projects listed in the attached schedule dated October 27, 1978, be brought before a Court of Revision to be held at 7:30 p.m., Thursday, December 7, 1978.

and FURTHER RECOMMENDS that:

- (d) The Collector of Taxes be instructed to have a Special Assessment Roll prepared, notices mailed and the Chestnut Street sidewalk project brought before this same Court of Revision.

FOR COUNCIL ACTION SEE PAGE(S) 393 & 394

Manager's Report, November 3, 1978 (BUILDING: A-4 - 1)

BUILDING AND PLANNING MATTERS

RECOMMENDATION

1. Rezoning Application: 3655 West 10th Avenue

The Director of Planning reports as follows:

"An application has been received from Mr. I.R. Gordon of Gordon Import Autos Limited, requesting an amendment to Zoning and Development By-law No. 3575, whereby the property at 3655 West 10th Avenue, Lot 12 Amended, Block 55, D.L. 540, Plan 229, be rezoned from RS-1 One-Family Dwelling District to CD-1 Comprehensive Development District for the purpose of:

'increasing our off-street parking only. We propose to remove the present dwelling, level the property to our adjoining property (3675 West 10th Avenue), relocate the east side planter to the east side of 3655 West 10th Avenue, erect an acceptable fence and treed buffer strip. We have no intention of erecting any type of structure on the property re: our auto business, and we would not require 10th Avenue access'.

Background

Council will recall the extensive background regarding this site commencing with a rezoning application submitted by Mr. Gordon on September 15, 1977 requesting a rezoning of the site from RS-1 One-Family Dwelling District to C-2 Commercial District, for the purpose of developing an off-street parking area.

Following consideration a report from the Director of Planning on the proposed rezoning (copy attached as Appendix A), Council refused the application. During discussion of the proposed rezoning at Council on March 14, 1978 the Director of Planning specifically noted that favourable consideration would not be given to use of the site for off-street parking under the present RS-1 zoning although such a use may be permitted as a conditional use under the RS-1 District Schedule. Following Council's refusal of the rezoning application Mr. Gordon did however submit Development Permit Application No. 80463 for use of the site for parking purposes. This Development Permit Application was refused by the Director of Planning on May 8, 1978 for the following reasons:

"It is an unsuitable form of development at this location as it extends commercial development into the residential district, with particular regard to the objections received from neighbouring property owners".

Mr. Gordon subsequently appealed the decision of the Director of Planning through the Board of Variance. The Board of Variance heard the appeal, were advised of the history of the application, and after listening to Mr. Gordon's submission, upheld the decision of the Director of Planning.

On June 27, 1978, Council received a delegation from Mr. Gordon and subsequently resolved:

"That the Director of Planning be requested to give favourable consideration to approval of the development permit application from Gordon Import Autos Limited to use the adjoining site to the present car sales business for off-street parking purposes".

On August 1, 1978 Council considered a report from the City Manager dated July 28, 1978 (copy attached as Appendix B) which noted, in essence, that the Director of Planning could not legally reconsider the same application but that fresh consideration could be given to the matter if the applicant reapplied under a new application containing sufficient material information to show a change in circumstances surrounding the previous refusal. Following discussion, Council received this report for information, however, during consideration the Mayor requested the Director of Planning to advise Mr. Gordon that a number of members of Council suggested that he might wish to consider submitting a new application based on rezoning of the property to CD-1.

Clause 1 continued

On August 29, 1978 the above noted CD-1 Comprehensive Development District rezoning application was received from Mr. Gordon.

ANALYSIS

Use of this site for parking purposes has been considered at length by the Director of Planning under both the initial rezoning application (requested C-2 Commercial District) and the subsequent development permit application. The Board of Variance have also considered the matter. While the recommended refusal of the initial rezoning application was based in part on the range of possible uses permitted under the C-2 District Schedule, it was specifically drawn to Council's attention that the proposed use of the site for parking purposes was, in itself, inappropriate. The reasons for this were amply set out in the City Manager's report dated March 10, 1978 (attached as Appendix A). Customary notification of surrounding property owners during processing of the subsequent development permit application by Mr. Gordon also indicated objections to the proposed use of this site for parking purposes.

Although a rezoning of this site to CD-1 Comprehensive Development District might closely regulate both the use and form of the parking area, the use would be inappropriate for the reasons previously noted.

RECOMMENDATION: The Director of Planning recommends that this application be not approved. However, bearing in mind the previous considerations regarding this site, Council may wish to refer this application to a Public Hearing."

The City Manager notes that the present application results directly from suggestions made to the applicant during the Council meeting of August 1st, 1978, as a method of implementing the intent of Council's resolution of June 27, 1978.

Consequently, the City Manager RECOMMENDS that the re-zoning application be referred directly to a Public Hearing to be scheduled in the Council Chambers in December, 1978.

2. Kensington N.I.P. - Tecumseh School Annex Grounds Improvements

The Director of Planning reports as follows:

"On April 4, 1978, City Council approved the Kensington Concept Plan which included \$150,000 for improvements to schools in the Kensington N.I.P. area. The Concept Plan suggested improving outdoor recreational opportunities for the benefit of school children and local residents at the four elementary school annexes and one elementary main school in the area.

Tecumseh School Annex is the first school project in the Kensington area to have reached the funding stage. The design for school ground improvements and cost estimates have now been prepared by the School Board. The proposed project is to build a retaining wall at the eastern end of the school grounds, thereby enlarging the playing field and making the school grounds more usable. The teachers at Tecumseh School Annex and the Parents Consultative Committee have been involved with the designing of this project.

The Vancouver School Board has now supplied a revised and up to date estimate of \$34,155, of which the School Board would pay \$7,055 for overheads. This would leave a cost to N.I.P. of \$27,460, (see Appendix "A").

The Kensington Citizens' N.I.P. Planning Committee has discussed the project and recommends the expenditure of up to \$27,460 to complete the project.

Manager's Report, November 3, 1978 (BUILDING: A-4 - 3)

Clause 2 continued

The British Columbia Department of Municipal Affairs and Housing and C.M.H.C. both concur with the appropriation of funds for the improvements to Tecumseh School Annex grounds.

The Director of Planning recommends that Council approve the appropriation of up to \$27,460 from the Kensington N.I.P. account 891/8704 for the construction of improvements to the Tecumseh School Annex grounds, with costs to be shared as follows:

Federal	(50%)	\$13,730
Province of B.C.	(25%)	6,865
City of Vancouver	(25%)	<u>6,865</u>
		\$27,460"

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

3. Riley Park N.I.P. Appropriation of Funds: Cartier Park and C.N.I.B. Improvements

The Director of Planning reports as follows:

"On July 26, 1977, City Council approved the Riley Park N.I.P. Concept Plan which included an allocation of \$267,000.00 for improvements to local parks. The purpose of this report is to recommend the appropriation of a portion of these funds to make additions and changes to Cartier Park and the Canadian National Institute for the Blind (C.N.I.B.) grounds.

Cartier Park is located adjacent to the C.N.I.B., bounded on the east by Prince Edward Street, on the north by 36th Avenue and the south by 37th Avenue. Cartier Park is presently developed only as a basic playing field for informal local sports activities.

The Riley Park Citizens' N.I.P. Planning Committee found in discussions with the Team Police, C.N.I.B. staff/residents and nearby local residents that basic improvements should be done to provide for the various age groups that wish to use the space. To determine the exact improvements, a Design-In was held in April, 1978 involving approximately 75 residents and their children. This was followed by individual discussion with many residents living and working in the area. The proposed new improvements would include a small childrens' play area, a new baseball backstop, benches, additional trees at the park edge and rehabilitation of the playfield surface. Lighting of the area in front of the C.N.I.B. was also included and considered an important priority because it would both reduce vandalism and the attraction of the place as a local hangout while at the same time promoting increased opportunities for positive use.

A detailed listing of the proposed improvements and cost estimates are attached as Appendix A based on a design scheme that has been agreed upon by the Riley Park Citizens' N.I.P. Planning Committee, the Vancouver Park Board, the C.N.I.B. Board of Directors and other affected residents. All ongoing operating and maintenance costs of the lighting on CNIB grounds will be paid for by the CNIB as per the attached letter, Appendix B.

The Central Mortgage and Housing Corporation and the Province of B.C. have been advised of the proposed expenditure and concur with the recommendation for funding of the project. The total cost for the playground improvements and lighting is \$47,113.20.

The Director of Planning recommends that Council approve an expenditure of \$47,113.20 to be appropriated from Riley Park N.I.P. Social and Recreational Facilities Budget Account #898/9412 for improvements to Cartier Park and CNIB grounds, costs to be shared as follows:

C.M.H.C. (50% of total)	\$23,556.60
Province of B.C. (25% of total)	\$11,778.30
City of Vancouver (25% of total)	<u>\$11,778.30"</u>

The City Manager RECOMMENDS that the recommendation of the Director of Planning be approved.

FOR COUNCIL ACTION SEE PAGE(S) 394

A-7

MANAGER'S REPORT, NOVEMBER 3, 1978 (FINANCE: A7-1)

FINANCE MATTERSINFORMATION & RECOMMENDATION:1. Fire Department -
Apparatus Replacement Program

The Fire Chief reports as follows:

"In February 1970 City Council approved the recommendation contained in the report submitted by the Assistant City Engineer dealing with a fifteen-year replacement policy for firefighting equipment. To provide effective and reliable emergency apparatus, a planned replacement program has been established.

To conform with the report, it is necessary that 2 triple combination pumpers be purchased in accordance with the approved 1979 replacement schedule.

Delivery time quoted by manufacturers is 1½ years for firefighting apparatus. Experience has shown that these units will not be delivered until 1980 if purchasing procedures cannot be carried out until final budget approval is given in April 1979. Late delivery results, because of chassis model year changes, can significantly delay delivery of the chassis to fire apparatus suppliers. This delay would make another year of operation necessary for existing apparatus which is already past its effective life. Tendering and ordering as soon as practical in advance of budget would make purchasing a current model year chassis possible and assure a 1979 delivery date.

Estimated costs:

2 triple combination pumpers	\$180,000
plus 5% sales tax	9,000
	<hr/>
Total estimated costs of recommended equipment	\$189,000

It is recommended that

- (A) Two triple combination pumpers be approved in advance of the 1979 budget.
- (B) The City Purchasing Agent be authorized to call for tenders upon adoption of this report.
- (C) Funds (estimated to amount to \$189,000) be provided in advance of the 1979 operating budget. "

The City Manager RECOMMENDS that the foregoing recommendations of the Fire Chief be approved.

FOR COUNCIL ACTION SEE PAGE(S) 395

MANAGER'S REPORT, NOVEMBER 3, 1978 (PERSONNEL: A8 - 1)

PERSONNEL MATTERS

RECOMMENDATION

1. Matters Relating to Statutory Holidays -
Christmas Day and Boxing Day

The Director of Personnel Services reports as follows:

"Christmas and Boxing Days - Problem of the Four Day Week

This is the first year since the four day week was introduced that Christmas and/or Boxing Day have not fallen on a Saturday or Sunday. In 1976 and 1977 it was possible to schedule the day or days off in lieu of these Holidays so that employees working the four day week could continue to do so during the weeks immediately prior to and following the long weekend. However, in 1978 Christmas and Boxing Day fall on Monday and Tuesday, leaving only three working days for the balance of the week. One possible solution would be to grant the preceding Friday (December 22) as the day off in lieu of December 26th, thereby creating two four day work weeks. However, presumably most business offices will be closed on the 26th, thereby making it difficult for many civic employees to be productive on that day.

I have consulted with the Unions involved and they agree that the only sensible arrangement would be to work five days during the week immediately prior to Christmas and three the following week for the usual total of eight over a two week period. Each day would be of normal four-day week length with the possible exception of Friday, December 22nd (see below).

Closing of Civic Offices - December 22, 1978

In past years, it has been the practice to close Civic Offices and Yards to the public at noon on the last working day before Christmas, with all employees being required to vacate such buildings and yards not later than 3:30 p.m.

I recommend that, in accordance with past procedures, the Civic Offices and Yards under the control of the Council be closed to the public at 12:00 noon on Friday, December 22nd, 1978 and that all employees concerned be required to be out of the buildings and yards at no later than 3:30 p.m. Arrangements for those employees who perform a service such as garbage collection, and for those employees on other than day shift, will be made departmentally.

This is an arrangement peculiar to December 22nd, 1978 and is not in the nature of a statutory holiday.

It is noted no such arrangement would prevail on Friday, December 29th and that Civic Offices will remain open until 5:30 p.m. on that day.

In summary I recommend that:

- (a) Civic employees, including those working the four day week, work five days during the week immediately prior to Christmas and three the following week.
- (b) Civic Offices and Yards be closed to the public at 12:00 noon on Friday, December 22, with all employees involved being required to vacate these premises no later than 3:30 p.m., and with arrangements for shift workers, Sanitation staff, etc., being made departmentally.
- (c) The Park, Police and Library Boards be advised of Council's decisions in these matters."

The City Manager RECOMMENDS that the foregoing recommendations of the Director of Personnel Services be approved.

MANAGER'S REPORT, NOVEMBER 3, 1978 (PERSONNEL: A8 - 2)

INFORMATION:

2. Recruitment Program - Vancouver Police Department

The Equal Employment Opportunity Officer reports as follows:

"A recent press report on a meeting of the Vancouver Police Board briefly mentioned a new recruitment program for minority and bi-lingual police officers that is presently being developed by the Vancouver Police Department and the Equal Employment Opportunity Officer.

For the information of members of Council, the EEO Officer provides the following further details on this new program.

It has always been the policy of the Vancouver Police Department to seek highly qualified candidates for its force. Until now, however, the VPD has not actively recruited in the community, and most police officers are selected from "walk-in" applicants.

Presently, few applications come from members of Vancouver's minority communities, and, consequently, the VPD has a small number of minority police officers on staff.

There are many situations requiring VPD intervention where understanding of the cultural values and languages of the minority sectors of the community is a significant factor. Officers from the minority communities can offer valuable knowledge and skills that will improve the standard of police service in Vancouver.

The goals of the new recruitment program, therefore, are to actively recruit highly qualified police officer candidates from all sectors of the community, to make special efforts to provide information about Vancouver's police service to the minority communities and to encourage qualified applicants from these communities to come forward.

The program will disseminate information on police work, VPD policies and entrance requirements through pamphlets, radio ads, newspaper advertisements and liaison meetings between the VPD and business, religious and other organizations in the minority communities.

Recruitment materials are presently being prepared for the VPD by staff from a number of City departments. The program is expected to commence in December.

The new recruitment program has been approved by the Executive of the VPD and was reported to the Vancouver Police Board on October 11, 1978.

Funds for the program in the amount of approximately \$8,000 will be provided from the budget of the Equal Employment Opportunity Officer."

The City Manager submits the above report of the Equal Employment Opportunity Officer for the INFORMATION of Council.

FOR COUNCIL ACTION SEE PAGE(S) 395

PROPERTY MATTERS

RECOMMENDATION

1. Request by purchasers to defer payment on three lots -
 Vicinity S.E. Marine Drive and Poplar Street.

The Supervisor of Properties reports as follows:

"On June 29, 1976, City Council approved the sale of seven lots described as Lots A, B, C, D, E, F and G of Subdivision B, Block 31, D.L. 313, Plan 14166 at a total price of \$213,100.00 on City terms. Upon receipt of the total first instalment principal and other related charges, the City registered Agreements for Sale.

Three lots were paid out and a one-year deferment of payment on the principal amount outstanding on the remaining four lots was approved by Council on February 14, 1978. Since that date the purchasers have paid out one of the four lots; principal and interest to December 29, 1978 total \$24,485.94 for the remaining three lots.

A request for a second one-year deferment has now been received from the purchasers; if approved, this would extend the date of payment of principal to December 29, 1979. Poor real estate market conditions are the reasons given for the request for the extension.

The financial status of the three lots is:

TOTAL PRINCIPAL: \$89,060.00

	<u>PAID</u>	<u>OWING</u>
Principal	\$66,795.00	\$22,265.00
<u>Interest :</u>		
June 29/76-Jan 31/78	7,383.42	
Feb. 1/78-June 29/78		993.00
Due December 29/78		1,227.94
<u>Taxes:</u>		
June 29/76-Dec.31/78	3,130.13	
	<u>\$77,308.55</u>	<u>\$24,485.94</u>

As the purchasers have paid 75% of the principal amount owing it is felt that financing in the outside market to pay out these three lots should be readily available. The City's rate of interest on these sales is 11%. The Supervisor of Properties is of the opinion that an extension should not be given but that alternate financing should be sought by the purchasers. Conveyance will not take place until the monies due to the City have been paid.

Recommended that the purchasers be requested to seek alternate financing and that their twelve month extension request from December 29, 1978 to December 29, 1979, not be granted; if full payment of the account is not received by December 29, 1978, the Director of Legal Services be authorized to take whatever action is necessary to protect the City's interests in Lots A, C and D of B, Block 31, D.L. 313, Plan 14166."

MANAGER'S REPORT, NOVEMBER 3, 1978 (PROPERTIES: A9 - 2)

Clause No. 1 cont'd:

The City Manager does not consider it appropriate for the City to continue to provide financing for this purchase -- certainly, not at interest rates lower than those available commercially.

The City Manager RECOMMENDS approval of the recommendation of the Supervisor of Properties.

If Council does not accept his recommendation, then the City Manager suggests in the alternative, that any extension be at an interest rate of 13% and on condition that interest payments be kept up to date.

2. Sale of City Lands
N/W Corner Williams and Skeena Streets

"The following offer to purchase has been received by the Supervisor of Properties as a result of the City's call for tenders advertised under the authority of the Property Endowment Fund Board. The offer is considered to be favourable to the City and is hereby recommended for acceptance.

Lot 17 exc. N 2.5', Block 7, SE¼ Section 26 THSL, Plan 2588
Situated on the N.W. corner Williams and Skeena Streets

<u>NAME</u>	<u>APPROX. SIZE</u>	<u>SALE PRICE</u>	<u>TERMS</u>
Ummar Ali	37' x 107.5'	\$32,650.00	City terms @ 11%"

The City Manager RECOMMENDS that the foregoing offer to purchase, being the highest offer received and favourable to the City, be accepted and approved under the terms and conditions set down by Council.

3. Establishing a corner cut off for lane purposes at
14th Avenue and Nootka Housing Site.

The Supervisor of Properties reports as follows:

"City Council on November 18, 1975, approved the leasing of Lot 21, Block A, Section 43, T.H.S.L., Plan 11660, situated at 14th Avenue and Nootka Street to the Greater Vancouver Housing Corporation for development of housing for the Handi-capped. Construction of this project is expected to commence in the very near future.

The City Engineer has requested that a 10' x 10' corner cut off on the N/W corner of the site be established for lane purposes to provide better access for fire fighting equipment and the Housing Corporation concurs with this request.

It is therefore recommended that a 10' x 10' corner cut off on the N/W corner of Lot 21, Block A, Section 43, T.H.S.L., Plan 11660 be formally established for lane purposes and that the Formal Resolution establishing the same and submitted concurrently with this report be passed by Council."

The City Manager RECOMMENDS that the foregoing recommendation of the Supervisor of Properties be approved.

4. Offer to Purchase City Property -
E/S Kirkland Street between 46th & 47th Avenues , Zoned RS-1

The Supervisor of Properties reports as follows:

"Under the authority of the Property Endowment Fund Board tenders were called for the purchase of the following described properties on October 3, 1978 and were opened in public on October 30, 1978.

After considering all offers received, it is recommended that the following offer to purchase, being the highest offer received and representative of current market value, be accepted and approved under the terms and conditions set down by Council: -

Lots 35 & 36, NE¼ District Lot 339, Plan 17100 -
E/S Kirkland Street between 46th & 47th Avenues,
Zoned RS-1

<u>Purchaser</u>	<u>Approximate Purchase</u>		<u>Terms</u>
	<u>Size</u>	<u>Price</u>	
Bawn Holdings Limited	33'x107'	\$34,118 ea.	City terms @ 11%

Subject to public utilities easement over the East
5 feet of each lot."

The City Manager recommends that the foregoing recommendation of the Supervisor of Properties be approved.

FOR COUNCIL ACTION SEE PAGE(S) 395 & 396

B

MANAGER'S REPORTDATE November 2, 1978

TO: Vancouver City Council

SUBJECT: Proposed Implementation of Team Policing in District #1

CLASSIFICATION: CONSIDERATION

The Director of Finance reports as follows:

"The Vancouver Police Board at its meeting October 11, 1978, when considering a proposal by the Chief Constable on the implementation of team policing in District #1, passed the following resolution:

"The Chief Constable submitted a report on the proposed implementation of Team Policing in District 1, effective November 12, 1978. He said this would bring all four districts under Team Policing.

Acting Inspector J. D. Lucy explained the District 1 Team Policing proposal to the Board.

The Chief Constable requested the approval of the Board of the following changes in the authorized establishment of the Force:

Corporals to be increased by 4
Sergeants to be decreased by 1
Constables to be decreased by 3.

The Chief said the annual increase in salaries and fringe benefits at 1978 rates would be \$7,656.

Moved:

'THAT the recommendations contained in the District 1 Team Policing proposal be approved, and
FURTHER THAT City Council be requested to approve the required changes in the authorized establishment of the Force prior to consideration of the 1979 Police budget.'

Carried."

The proposal, a copy of which is enclosed as Appendix "A" states that Team Policing has now been implemented in all Districts except District #1.

Staffing and Cost

The proposal does not increase the total authorized strength of the Force but changes the mix of N.C.O. ranks as shown in the resolution.

The increased annual cost at 1978 rates is \$7,656, as explained in the proposal. The increased cost in 1978, if implemented November 12, 1978, is approximately \$1,000, and the Police Department advises that this amount is available within their current budget."

The Director of Finance submits this report for consideration & if approved Recommends that the request of the Vancouver Police Board for the change in authorized establishment as detailed in the Report be approved.

The City Manager submits the Report of the Director of Finance for CONSIDERATION.

FOR COUNCIL ACTION SEE PAGE(S) 396

MANAGER'S REPORT

October 26, 1978

TO: Vancouver City Council

SUBJECT: Demolition of Building at 1125 Pendrell Street

CLASSIFICATION: Recommendation

The Supervisor of Properties reports as follows:

"1125 Pendrell Street, East Half of Lot 18, Block 23, D.L. 185, Plan 92, was acquired for Park Site #7 by Resolution of Council, March 19, 1963.

The property consists of a single family, seven room house with a main floor area of 763 sq. ft. (71.35 sq. meters). The two-storey frame structure with a full basement built in 1900, is situated on a site 33' X 131' (10.06 m x 39.93 meters).

The building has had adequate maintenance for the last 16 years, however, a recent inspection reveals that an expenditure of approximately \$5,000 will be required to take care of deferred maintenance before this house could be re-rented. The tenants have moved out by reason of being able to find better accommodation at an acceptable rent elsewhere in the City.

The previous high demand for this type of accommodation in the West End has evaporated to a large extent and it is doubtful that even after the heavy expenditure needed to take care of minimum maintenance whether the property will be rentable. For this reason, it is recommended that the property be demolished.

It is noted that clearance of this site provides an opportunity for additional outdoor play space for the area adjacent to Pendrell Street Daycare Centre. The Park Board concurs with demolition of this building.

In view of the foregoing, it is recommended that the Director of Civic Buildings be instructed to arrange for the demolition of the building at 1125 Pendrell Street."

The City Manager RECOMMENDS that the recommendation of the Supervisor of Properties be approved, after a Development Permit has been approved and working drawings, as necessary, are submitted in accordance with the Zoning & Development By-law.

FOR COUNCIL ACTION SEE PAGE(S) 396.....

PART REPORT TO COUNCIL

STANDING COMMITTEE OF COUNCIL
ON PLANNING AND DEVELOPMENT

OCTOBER 26, 1978

A meeting of the Standing Committee of Council on Planning and Development was held in the No. 1 Committee Room, Third Floor, City Hall, on Thursday, October 26, 1978 at approximately 3:30 p.m.

PRESENT : Alderman Harcourt, Chairman
Alderman Brown
Alderman Gibson
Alderman Kennedy
Alderman Puil

ALSO
PRESENT : Alderman Ford
Alderman Gerard

CLERK TO THE
COMMITTEE : M. L. Cross

RECOMMENDATION

1. Status Report on Rezoning Applications

On October 19, 1978, the Committee considered the monthly status report on rezoning applications for the month of September, 1978 (on file in the City Clerk's office). There was a lengthy discussion with respect to the rezoning applications for 3338 and 3390 The Crescent in Shaughnessy and for 8699 Angus Drive (S/W Corner of Angus Drive and 75th Avenue).

(a) 3338 and 3390 The Crescent

The applicants for The Crescent requested their application to be placed on hold to allow alternative approaches to the development to be considered. Based on the amount of staff time incurred on this application and the fact that the report to Council had been prepared, the Planning Department felt that a new application should be filed and application fee paid if revisions are to be considered.

The Committee felt that the application should be placed on hold and instructed the Director of Planning to report to the next meeting of the Committee on approximate costs incurred in processing the present application.

Mr. R. Scobie, Zoning Division, advised that the costs incurred to the Zoning Division staff for things such as analysis of the application, preparation of the report to Council, etc. are in excess of \$400.00. The application fee paid by the applicants was \$187.00. The costs would be at least doubled if we included the time of staff from other Divisions and Departments, i.e. Development Permit Group, Heritage, Engineering. The processing fee for rezoning applications seldom covers the costs involved. The Department is currently preparing a report on revisions to processing fees; including rezonings.

(b) 8699 Angus Drive (S/W Corner of Angus Drive and 75th Avenue)

The applicants requested that the Committee ensure their application be considered no later than mid January, 1979. Mr. Scobie advised that the application had been received with minimal information and more is required before the application can be processed.

....cont'd

Part Report to Council
 Standing Committee of Council
 on Planning and Development
 October 26, 1978

(I-2)

Clause No. 1 cont'd:

The Committee suggested that the applicant meet with Zoning Division staff to discuss the further information requested with the results of the discussion being reported to the next meeting of the Committee.

Mr. Scobie advised that he had met with the applicants and following a review of the type of information submitted with other CD-1 applications, the applicant agreed to submit further drawings and possibly further written material, i.e. impact on the community, etc. This would be submitted hopefully by the middle of November with a view towards the Department reporting to Council before the end of December.

The Committee carried out a lengthy discussion with respect to the suitability of residential in this location, particularly in view of the recent comments of the G.V.R.D.'s Director of Pollution Control on the types of industry that would be allowed in the area.

Mr. G. Horner, Developer, stated that with all due respect to the comments and concerns expressed, he feels the ideal use for the land is residential and would like to see the application pursued as quickly as possible.

The Committee,

RECOMMENDED

THAT the verbal status report with respect to the rezoning applications for 3338 and 3390 The Crescent and 8699 Angus Drive be received.

* * * *

The meeting adjourned at approximately 4:15 p.m.

FOR COUNCIL ACTION SEE PAGE(S) 396

PART REPORT TO COUNCIL
STANDING COMMITTEE OF COUNCIL
ON COMMUNITY SERVICES

II

NOVEMBER 2, 1978

A meeting of the Standing Committee of Council on Community Services was held on Thursday, November 2, 1978, in Committee Room No. 1, Third Floor, City Hall, at approximately 1:30 P.M.

PRESENT: Alderman Rankin, Chairman
 Alderman Bellamy
 Alderman Ford
 Alderman Gerard
 Alderman Marzari

COMMITTEE CLERK: H. Dickson

Recorded Vote

Unless otherwise indicated, votes of the Committee on all items are unanimous.

RECOMMENDATION

1. Riley Park N.I.P. - Implementation Concept for
 Neighbourhood House and Youth Centre

The Committee had before it for consideration a Manager's report dated October 12, 1978 (copy circulated) and a letter dated October 20, 1978, enclosing a brief dated October 19, 1978, from the Little Mountain Neighbourhood House Society (copies circulated).

The Manager's report in its introductory paragraph pointed out that Council, on July 26, 1977, approved the Riley Park N.I.P. concept plan which included allocations totalling \$350,000 for the provision of a neighbourhood house (\$200,000) and youth centre (\$150,000) in the Riley Park area, and that several Council members stressed at that time that it would be necessary to illustrate the need for these facilities together with acceptable organizational and funding arrangements before Council would appropriate the allocated capital funds to purchase the premises.

The Riley Park Citizens' Neighbourhood Improvement Program Planning Committee has been at work towards this end and since significant developmental work has been achieved, the Director of Planning wishes Council to indicate in principle whether these projects should proceed to detailed implementation.

In the Manager's report, the Director of Planning continued with detailed comments on the concept of a neighbourhood house/youth centre and approaches to the implementation of the facility, including management organization and a proposed 1979 operations budget; and the steps required to implement the facility.

The Manager's report included comments from the Director of Social Planning and two sets of recommendations - one from the Director of Planning, the other from the Director of Social Planning.

The report concluded with comments from the City Manager which set forth the basic differences between Social Planning and Planning, but pointed out both departments agree a neighbourhood house/youth centre would meet social needs in the community.

Continued

Part Report to Council
 Standing Committee of Council on Community Services
 November 2, 1978

(II-2)

Clause No. 1 Continued

The City Manager, in the report, explained that the two departments perceive the mechanics to provide a neighbourhood house/youth centre differently. Social Planning believes the problems in the community are not unique and that the proposed facilities should be integrated with other related services. The recommendations of the Director of Social Planning would require integration into the Neighbourhood Services Association and transfer of funding from the Ministry of Human Resources and the Riley Park complex as preconditions to the establishment of the neighbourhood house/youth centre. The City Manager noted that while the Director of Planning believes such integration is desirable, it should not, in the opinion of the Director of Planning, be a precondition to establishing the centre; that integration could take considerable time and affect the project's viability.

Appearing before the Committee on this matter were Mr. Larry Beasley and Mr. Dan Cornejo of the Planning Department, Mr. Doug Purdy of the Social Planning Department, Mr. Al Argent of the Park Board, Mr. Elmer Helm of Neighbourhood Services Association, members of the Riley Park Citizens' Neighbourhood Improvement Program Planning Committee and the recently-formed Little Mountain Neighbourhood House Society, led by their spokesman Mrs. Betty Backman.

Members of the staff reviewed the report for the Committee with the Planning Department indicating it agrees to the points raised by Social Planning but does not feel integration should be a precondition as the time required for such integration with other services could jeopardize sources of funding.

Mr. D. Purdy said his department some years ago would have recommended an immediate start on developing such a centre, but the introduction of a variety of new services in the neighbourhood has led him to believe the proposed facilities should be integrated with other existing services.

Mrs. B. Backman spoke to her brief, stressing that a considerable amount of work has been done and urging approval of the recommendations of the Director of Planning.

Mr. A. Argent indicated he is in support of the concept but has some doubt whether it is possible to operate the centre on the amount of core funding proposed in the report.

During discussion the Committee noted there is some concern by the Social Planning Department of an overlapping of services. The Chairman, however, pointed out the City Manager, in the conclusion of the report, set forth two options for the Committee, the first being to approve the recommendations of the Director of Planning as well as to instruct staff to attempt to achieve the maximum integration of activity possible.

The Committee concluded that by approving the first option set forth by the City Manager, the City could pursue the establishment of a centre and integration of services at the same time.

Continued

Part Report to Council
Standing Committee of Council on Community Services
November 2, 1978

(II-3)

Clause No. 1 Continued

Following discussion, it was

RECOMMENDED

- A. THAT Council approve in principle the following aspects of the Little Mountain Neighbourhood House/Youth Centre as outlined in the Manager's report dated October 12, 1978:
- i) the physical concept of associated facilities;
 - ii) the concept of City ownership of the premises and lease to the Little Mountain Neighbourhood House Society at \$1.00 per year;
 - iii) the organizational structure for management of the facilities; and
 - iv) the programming direction for 1979.
- B. THAT Council approve in principle the provision by the City of operations funding support in 1979 for the Little Mountain Neighbourhood House Society in an amount not to exceed \$9,000.00, subject to the submission of a formal Community Services grant application with full details of other operations funding commitments.
- C. THAT Council approve in principle the provision of Riley Park N.I.P. capital funds for the Little Mountain Neighbourhood House/Youth Centre as outlined in the Riley Park N.I.P. concept plan, subject to achievement of operations funding commitments for 1979 generally as outlined in the attached budget (Appendix D of the Manager's report dated October 12, 1978) and subject to a further report by the Director of Planning on implementation details.
- D. THAT Council authorize City staff to begin searching for a suitable site for the Little Mountain Neighbourhood House/Youth Centre for report back.
- E. THAT Council request staff to attempt to achieve the maximum integration of activity possible.

The meeting adjourned at approximately 3:25 P.M.

FOR COUNCIL ACTION SEE PAGE(S) 397